

Embden Planning Board – May 11, 2023

Members present were Chairman Leo Mayo, Ann Bridges, Myles Durkin and alternates Randy Caldwell and Aaron Crocker. Also present were CEO Terri Lamontagne, Ernie Falcone, Jack Gartner, Rebecka Smith, Deborah Smith and Henry Barrett. The Chairman asked Randy Caldwell to sit in place of Bill Gassert and Aaron Crocker to sit in place of Kelly Bragg.

Citizens: Ernie Falcone and Jack Gartner presented a proposal to the Board for the following amendment to the ESZO: “ The purchase of residential lakefront property for the purposes of allowing access for non-lakefront property is prohibited”. Some discussion followed. The Board indicated that they would take it under consideration.

Correspondence: The Board received a letter from DEP approving the change to the ESZO stating that no permit is required for a temporary dock benefitting a single-family residential parcel. The Secretary indicated that the town’s attorney noted that a note should be added to the Land Use Table referring to the amendment.

Next on the agenda was the election of officers for the ensuing year. Elected were the following:

Chairman:	Leo Mayo
Vice Chairman and Recording Secretary	Myles Durkin
Secretary	Ann Bridges

The minutes of the April, 2023 meeting were accepted as presented.

Permit #	Issued to	Construction Type	Plumbing Permit #	Amt.	TR #
2888	Gabriel Steward	To construct 24’ x 26’ dwelling 35’ high with 10’ x 24’ deck; all on posts; 100’ HWM; to construct 8’ x 10’ one story 15’ high accessory building; no closer than 100’ HWM; site review completed 05/11/23; 3 Finch Drive; Tax Map 16, Lot 23		\$25.00	#230644-1
2889	Darren Priest	to construct 13’ x 8’ deck on posts on south side of existing garage; site review completed 05/11/23; 472 East Shore Road; Tax Map 18, Lot 19		\$25.00	#230675-1

Next on the agenda was an application by Frank and Kimberly Burke (East Shore Road; Tax Map 14, Lot 021-002) to construct a garage. After a further review of the application, it was determined that the structure was not in the shoreland zone and that the CEO had been issuing permits for construction outside of the shoreland zone. A motion was made by AC and seconded by RC to have the CEO issue the permit. All were in favor.

The Board proceeded to their workshop on an ordinance for solar facilities. There was a great deal of discussion from Rebecka and Deborah Smith to determine why an ordinance was needed, what experts were the Board relying on for the information, etc. Mr. Barrett also indicated that the Audubon Society had a template ordinance and wanted to know if the Board wanted him to forward a copy of the CEO for use by the Board. A copy will be emailed to the CEO. The Board indicated that they would be drafting the ordinance and that they would not be dealing with the technical aspect of a solar facility. Their goal was to propose an ordinance to protect the town and to give the CEO, if any problems should arise, a mechanism to address any issues that might arise.

There being no further business to come before the Board, it was voted to adjourn.
Adjourned at 8:45 p.m.

Respectfully submitted,

Ann C. Bridges, Secretary